

052.A

0001

0101.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

Total Card / Total Parcel

707,700 / 707,700

707,700 / 707,700

707,700 / 707,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

OWNERSHIP

Unit #: 101

Owner 1: BLUE WHALE REALTY LLC

Owner 2: C/O ANN M MORVAI

Owner 3:

Street 1: PO BOX 603

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: N

Postal: 01890 Type:

PREVIOUS OWNER

Owner 1: ALLEN CAROLE E/TRUSTEE -

Owner 2: MILL STREET PEDIATRIC TRUST -

Street 1: 22 MILL STREET #101

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1785 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	707,700			707,700		144098
							GIS Ref
							GIS Ref
							Insp Date
							10/02/18

PREVIOUS ASSESSMENT								Parcel ID	052.A-0001-0101.0		!4327!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2020	343	FV	707,700	0	.	.	707,700	707,700	Year End Roll	12/18/2019	Date	
2019	343	FV	842,500	0	.	.	842,500	842,500	Year End Roll	1/3/2019	Time	
2018	343	FV	525,200	0	.	.	525,200	525,200	Year End Roll	12/20/2017	Prior Id # 1:	
2017	343	FV	496,300	0	.	.	496,300	496,300	Year End Roll	1/3/2017	Prior Id # 2:	
2016	343	FV	496,300	0	.	.	496,300	496,300	Year End	1/4/2016	Prior Id # 3:	
2015	343	FV	344,500	0	.	.	344,500	344,500	Year End Roll	12/11/2014	ASR Map:	
2014	343	FV	344,500	0	.	.	344,500	344,500	Year End Roll	12/16/2013	Fact Dist:	
2013	343	FV	344,500	0	.	.	344,500	344,500		12/13/2012	Reval Dist:	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				4327	
ALLEN CAROLE E/	40615-481		8/26/2003	Mult Lots		530,000	No	No							
QUINN JAMES & R	21932-415		4/10/1992			235,000	No	No	Y						

BUILDING PERMITS								ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/21/1996	220		15,000					ADD 102 TO OFFICE	10/2/2018	Meas/Inspect	PH	Patrick H
3/25/1992	90		34,000					REMODEL OFFICE	2/23/2009	Inspected	197	PATRIOT
									5/1/1985		LO	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 63 - Condo Office	Rating:		A Bath: Rating:														
Sty Ht: 4 - 4 Story	Rating:		3/4 Bath: Rating:														
(Liv) Units: 1 Total: 1			A 3QBth Rating:														
Foundation: 1 - Concrete			1/2 Bath: 1 Rating: Average														
Frame: 2 - Steel			A HBth: Rating:														
Prime Wall: 7 - Brick			OthrFix: Rating:														
Sec Wall: %																	
Roof Struct: 4 - Flat			OTHER FEATURES			RESIDENTIAL GRID											
Roof Cover: 11 - Membrane			Kits: Rating:			1st Res Grid Desc: # Units:											
Color: BRICK			A Kits: Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:			Frl: Rating:			Other											
GENERAL INFORMATION			WSFlue: Rating:			Upper											
Grade: C+ - Average (+)			CONDOS INFORMATION			Lvl 2											
Year Blt: 1984	Eff Yr Blt:		Location:			Lvl 1											
Alt LUC:	Alt %:		Total Units:			Lower											
Jurisdict:	Fact: .		Floor: 1 - 1st Floor			Totals RMS: BRs: Baths: HB: 1											
Const Mod:			% Own: 3.920000076														
Lump Sum Adj:			Name: 2 - 3002														
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: STD	Phys Cond: AV - Average	28. %	Exterior:			No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall	Functional:		Interior:														
Sec Int Wall: %	Economic:		Additions:														
Partition: T - Typical	Special:		Kitchen:														
Prim Floors: 4 - Carpet	Override:		Baths:														
Sec Floors: %	Total: 28 %		Plumbing:														
Bsmnt Flr:			Electric:														
Subfloor:			Heating:														
Bsmnt Gar:			General:														
Electric: 3 - Typical			CALC SUMMARY			COMPARABLE SALES			SUB AREA								
Insulation: 2 - Typical			Basic \$ / SQ: 250.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ						
Int vs Ext: S			Size Adj.: 1.25000000						FFL	First Floor	1,785						
Heat Fuel: 2 - Gas			Const Adj.: 1.51439393								473.250						
Heat Type: 1 - Forced H/Air			Adj \$ / SQ: 473.248								844,748						
# Heat Sys: 1			Other Features: 6250														
% Heated: 100	% AC: 100		Grade Factor: 1.10														
Solar HW: NO	Central Vac: NO		NBHD Inf: 1.04999995														
% Com Wall:	% Sprinkled:		NBHD Mod:														
			LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val:											
			Adj Total: 982902	Juris. Factor:		Before Depr:	546.60										
			Depreciation: 275213	Special Features: 0		Val/Su Net:	396.47										
			Depreciated Total: 707689	Final Total: 707700		Val/Su SzAd:	396.47										
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS																	
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 052.A-0001-0101.0
More: N	Total Yard Items:			Total Special Features:				Total:									

